

167.0

0004

0020.0

Map

Block

Lot

1 of 1

Residential

CARD

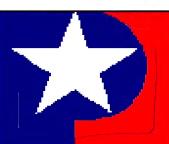
ARLINGTON

Total Card / Total Parcel

1,023,600 / 1,023,600

USE VALUE: 1,023,600 / 1,023,600

ASSESSED: 1,023,600 / 1,023,600


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
54		HILLSIDE AVE, ARLINGTON

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		10172.000	516,000			507,600	1,023,600		
Total Card		0.234	516,000			507,600	1,023,600		Entered Lot Size
Total Parcel		0.234	516,000			507,600	1,023,600		Total Land:
Source: Market Adj Cost				Total Value per SQ unit /Card: 488.83		/Parcel: 488.83	Land Unit Type:		

## OWNERSHIP

Unit #:

Owner 1: DOWNEY GEORGE A/JESSICA R	
Owner 2:	
Owner 3:	
Street 1: 54 HILLSIDE AVE	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Type:

## PREVIOUS OWNER

Owner 1: SMITH ELIZABETH D -	
Owner 2: -	
Street 1: 54 HILLSIDE AVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

## NARRATIVE DESCRIPTION

This parcel contains .234 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Vinyl Exterior and 2094 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:		Exempt				
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10172	Sq. Ft.	Site			0	70.	0.71	8									507,613						507,600	

Total AC/HA: 0.23352

Total SF/SM: 10172

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 507,613

Spl Credit

Total: 507,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

**EXTERIOR INFORMATION**

Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

**BATH FEATURES**

Full Bath:	1	Rating:	Very Good	PDAS/OF = SHOWER IN MBTH.
A Bath:	1	Rating:	Very Good	
3/4 Bath:		Rating:		
A 3QBth:		Rating:		
1/2 Bath:	1	Rating:	Very Good	
A HBth:		Rating:		
OthrFix:	1	Rating:	Very Good	

**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	1
Level	FY	LR	DR	D
	K	FR	RR	K
	BR	FB	HB	BR
	L	O		O
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMS:	10	BRs:	5
	Baths:	1	HB:	1

**OTHER FEATURES**

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frl:		Rating:	
WSFlue:		Rating:	

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	

**REMODELING**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	10	5	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	10	5	

**RES BREAKDOWN**


**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1900
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G12
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	5 - Lino/Vinyl
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	2
% Heated:	100 % AC: 100
Solar HW:	Yes Central Vac: NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	4.6 %	

**CALC SUMMARY**

Basic \$ / SQ:	135.00
Size Adj.:	1.15143263
Const Adj.:	0.98802000
Adj \$ / SQ:	153.581
Other Features:	109657
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	540926
Depreciation:	24883
Depreciated Total:	516043
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	1.00
Special Features:	0
Final Total:	516000
Val/Su SzAd:	246.42

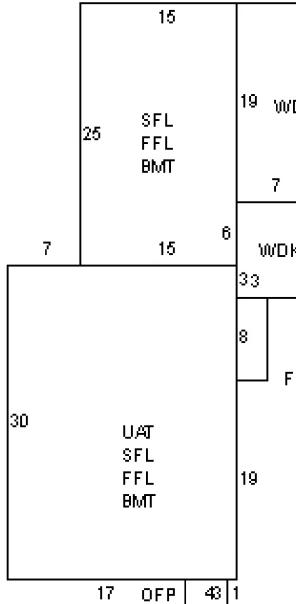
**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val:

**PARCEL ID**

167.0-0004-0020.0

**SKETCH****MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2000	0.00	T	15.2	101						

More: N Total Yard Items: [ ] Total Special Features: [ ] Total: [ ]

**IMAGE****AssessPro Patriot Properties, Inc**